



THE CITY OF SAN DIEGO
DATE OF NOTICE: February 24, 2022

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that Development Services Department Staff will make a decision to approve, conditionally approve, modify or deny an application for a (Process 2) Neighborhood Development Permit (NDP) for the demolition of existing structures and for the construction of a 374,899-square-foot 18-story residential tower consisting of 418 multi-family residential units, over a five-story parking structure podium. As a component of the application, the proposed Project will conform to the Inclusionary Affordable Housing Requirements and criteria for the Affordable/In-Fill Housing Expedite Program by setting aside forty-seven (47) affordable housing units. The 1.08-acre site is located at 770 Washington Street in the CC-3-9 zone and the following overlay zones: Airport Influence Area (AIA) – Review Area 2 for San Diego International Airport (SDIA), Federal Aviation Administration (FAA) Part 77 Notification Area, Community Plan Implementation Overlay Zone – Type A (CPIOZ-A), Parking Standards Transit Priority Area, and Transit Area Overlay Zone (TAOZ), and Transit Priority Area (TPA) within the Uptown Community Plan area. Council District 3.

PROJECT NO:	698250
PROJECT NAME:	<u>SRM HILLCREST NDP</u>
PROJECT TYPE:	NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	BRITTANY WALLACE, KLR PLANNING
COMMUNITY PLAN AREA:	UPTOWN
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	Martin Mendez, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5309/ MRMendez@sanidiego.gov

The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you want to receive a "Notice of Decision", you must submit a written request to the City Project Manager listed above no later than ten (10) business days from the mailing date of this Notice. This project is undergoing environmental review.

The decision by Development Services Department staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/sites/default/files/dsdib505.pdf) (<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or in person as follows:

1. Appeals filed via email: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sanidiego.gov by 4:00 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee per this bulletin. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.



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2. Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4:00 p.m. on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer". Include in the memo of the check the Project Number. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. You may contact Tom Mullaney, Chair of the Uptown Community Planning Committee at (619) 889-5626 or by email at Tom.Mullaney.UptownChair@gmail.com to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

This information will be made available in alternative formats upon request.

Cost Center No. 1611190011, Internal Order No.: 11004499, Fund No. 700036



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Development Services Department

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RETURN SERVICE REQUESTED